BEAL ESTATE AT AUCTION.

TRUSTEE'S SALE N. E. Cor. Greenwich &

S. W. Cor. 163d and

Dawson Sts.

LOSS OF ZONING VALUES FEARED UNLESS CONTROLLING POWER IS DEFINITELY FIXED

Conflicting Decisions in Madison Avenue Case Raise Question of Supreme Authority---Court Ruling Likely

The conflicting rulings on the block front on the west side of Madison avenue between Thirty-fifth and Thirty-gith streets which were rendered last week by the Board of Appeals of the Board of Standards and Appeals and the Board of Estimate and Estimate

of which front on Madison avenue and five each on the side streets. The frontage on Madison avenue, with a depth of 100 feet, was restricted to residential use, while the remainder of the block was left open for business development when the zones were laid out. Since these restrictions became law there has been a bitter contest on between residents of the Murray Hill section and Taron Astor over the right to use the Baron Astor over the right to use the Madison avenue frontage for business purposes. The records show that relief was sought from the Board of Estimate on February 9, 1917, and after consideration by the Committee on City Plan, which recommended a denial of the ap-plication to lift the restrictions, the board adopted a resolution denying the petition on May 4, 1917. A reapplica-tion was made under the present admin-istration on March 19, 1918, and the Committee on City Plan again recom-mended a denial, which was adopted by

the Board of Estimate last Friday. Subsequent to the first application for a change in the map, Baron Astor had plans filed with the Superintendent of plans filed with the Superintendent of Buildings in November, 1917, for a busi-ness building to cover the entire plot, but a permit was refused on the ground that it violated the use provision of the building zone resolution. The imitter later came before the Board of Appeals and the appeal was denied. In the first report of the committee on city plan, which recommended a denial of the peti-tion to remove the restriction, the comtion to remove the restriction, the com-

There must be a boundary line between districts and in a section like Marray Hill, where the difference in types of development is so great, the determination of a boundary line between a residence and a business district presents peculiar difficulties. The petitioner asserts that he is the owner of a large plot of land in the block bounded by Flith avenue, Thirty-sixth street, Madison avenue and Thirty-fifth street and that the value of this plot is creatly reduced owing to the fact

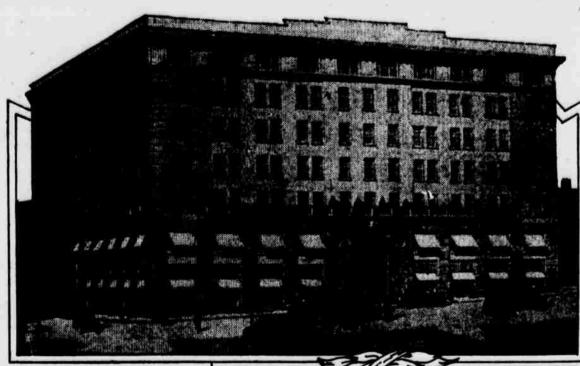
cording to Henry W. Taft, representing Mr. Astor, on the auggestion for relief made in the report of the Committee on

In the argument before the Board of Appeals Edmund L. Baylles, representing the Murray Hill Association and J. Pierpont Morgan, contended that the board did not have the authority to decide the question and that the Board of Estimate, which body enacted the zone laws, was the only body which had the laws, was the only body which had the right to modify them. The board ig-nored this contention, although its atten-tion was called to the fact that the Committee on City Plan had prepared its re-port and was about to submit it to the Board of Estimate, and granted the per-mission.

In the resolution granting the appeal the board expressed it as its opinion that there were unnecessary hardships in the way of carrying out the strict letter of the provisions of the building zone resolution in this specific case, and since appropriate conditions could be imposed so as to properly safeguard the more restricted district it granted the appeal, imposing conditions, one of which is that only one estrance shall be on Madison avenue, though store windows are allowed the entire length of the building on the first floor. A detailed description of the building drawn from a perspective submitted was placed in the resolution.

The question as to whether the Board of the control that the expense of long,

The question as to whether the Board of Appeals had the authority to grant the permission to erect a business building in this restricted territory was raised was not ended. He pointed out a para-Mirray Hill, where the difference in this speed, the development is so great, the determination of a boundary line between a residence and a business distinct presents peculiar difficulties. The petitioner asserts that he is the owner of a large plot of land in the block bounded by Effth avenue, Thirty-fifth to Estimate for action Friday. Meres, Madison avenue and Thirty-fifth to Board of Estimate expersion and that the value of this plot is creatly reduced owing to the fact its frontage on Madison avenue is placed in a residence district. Of course in fixing boundary lines in carrying out a general zone plan it is impracticable to the Board of Appeals to act on order that this should not work and unnecessary hardship in individual cares the building zone resolution provides in Section 7, paragraph C, that



descriptions.
"If we are to sustain the Board of "If we are to sustain the Board of Appeals," Mr. Dowling said, "then the law has no value. We should go out of existence. Here the Board of Appeals, existence, hours' discussion, decides after three hours' discussion, decides something which we have been two years trying to determine. They might

The 428 Seventh Avenue Corporation visory Council of Real Estate Interests. has been formed, with Thomas Adelson,
The truth of this accusation is found R. Sentner and B. J. Feiner as directors, Jacob Finkelstein & Son were the brokers.

The Pillar of Fire, a religious sect with headquarters in Bound Brook, N. J. has bought the old church building in has sold to the Nimport Holding Company the six-story brick apartment pany the six-story brick apartment located at 1793 Sedgwick avenue, corlicted at 1882. The edifice is a large brick builds any other city except Boston, with a process of the six-story brick apartment located at 1793 Sedgwick avenue, corlicted at 1882. The edifice is a large brick builds any other city except Boston, with a process of the six-story brick apartment located at 1882. The edifice is a large brick builds any other city except Boston, with a process of the six-story brick apartment located at 1882. The edifice is a large brick builds any other city except Boston, with a process of the six-story brick apartment located at 1882 and the six-story brick

streets, for twenty-one years, with op-tion to purchase for \$225,000, have also leased the block to the north, Fifty-sixth and Fifty-seventh streets, 200.10x HOW TAXES HAVE JUMPED.

Doost.

The figures, which were given by Jacob A. Cantor, president of the Board of Tax Commissioners, during a speech he made recently to a property owners'

STRONG SUBURBAN MARKET.

Investors Outnumber Speculators

in Rural Long Island.

Real estate throughout Nassau and Suffolk counties displayed good market tone last week and a tendency to remain active through the summer when the rental demand has subsided. Buying of home sites for future improvement is now a marked feature, whereas newly improved property was the main factor.

now a marked feature, whereas newly improved property was the main factor of market activity during the last five years. The change of market front has been caused by the "right about face" order of the Government as regards building material, primarily lumber.

Many persons who could buy or build homes are investing some of their accumulations in Liberty bonds and are buying home sites to build upon when material is cheaper.

buying home sites to build upon when material is cheaper.

Small farms and suburban homes are selling steadily throughout Suffolk county, notably at Smithtown, Northport. Canaan Lakes, Great River and West Hills. There is a small farm movement, too, at Glen Head, Nassau county.

Discussing the market Stephen Yates, a well known operator, said: "The difference between the purely land buying movement this year as compared with

movement this year as compared with land buying campaigns of a decade ago is that plots are now being bought for

to be bought for speculation. While the total of this year's dealings may not be as great as in some years past, it is timely to state that it is a strong real estate market, with investors outnumbering speculators."

COUNTRY PLACES RENTED. Blakeman Quintard Myer has rented

for Mrs. Oliver Barnewall her property in Rye to Gavin Milroy; also for Henry U. Halsted his property on Forest ave-nue, Rye, to Edgar Bloxham. The Robert E. Farley Organization has rented a house in White Plains, N. Y., to J. A. Coler.

A. Coler.

John F. Scott has rented for Roderic

so Points Difference Between 1918 Real Estate at Public Auction The increased cost of city government is well illustrated by the following figures. They show the tax rates for the last ten years and also the rapidity of the increase. The jump in this year's rate over that of 1917 is the largest perhaps in the history of the city. Heretofore an increase of not more than 10 points at a time was the extent of the boost. SPECIAL SALES DAY

BEAL ESTATE AT AUCTION.

Next Thursday, May 9th ABSOLUTE SALE the ESTATE of SARAH E. KNAPP, Doe'd

91 Divercide Drive
(Ret. Sist and S24 Streets)
A 5-story and cellar brick private dwelling: size 20.8288.92 irreg.
DANIEL DALY, Esq., Atty., 20 Nassau St., N. Y. City.
LESLIE J. TOMPKINS, Esq., Atty., 97 Cedar St., N. Y. City. ABSOLUTE EXECUTORS' SALE To Close the ESTATE of PETER MCCORMICK, Dec'd.
Instructions from EDITH A. McCORMICK & FRANK J. KENNEDY, Executors.

176 East 78th St. CARL T. PLACE Esq. Atty. ? Rector St. N. T. City.

LIQUIDATION SALE FAR HILLS, N. J.

(SOMERSET COUNTY).

Gentleman's Farm of 368 acres, together with farmhouse and various outbuildings.

BERKERLEY C. AUSTIN, Esq., Atty.,

68 William St., N. Y. City.

Codar Sts.

(Known as 143 Greenwich St. & Story and Cellar brick Tenement with store; size 35.14 x 00.5 x 0.11 x 00.4.

GEORGE N. WEBSTER, Esq., Atty., 60 Wall 5t., N. Y. City.

EXECUTORS' SALE
To Close the ESTATE of JOHN HAVEN, Dec'd. Instructions from E. L. HOPKINS & J. H. PUGH, Executors.

Building Plots in Dyckman Section,
COMPRISING N. E. COR. NAGIE AVE. & THAYERST. AND ADJOINING PLOTTAGE ON. THAYER ST.
Consisting of vacant plots ready for immediate improvement, size 100x100 each. SPECIAL SALE EXECUTOR'S SALE

223 Avenue B. (Bet. 13th and 14th Ste.).

A 5-story and cellar brick tenement; size
22300.
A 5-story and basement brick apartment
bouse with 7 stores. Size 72x100x irreg.
263 Broadway, N. Y. City
263 Broadway, N. Y. City DUTCH KILL CREEK FACTORY SITE

Fronting 95 ft. on Dutch Kill Creek (near Newtown Creek), running back 358 ft. along Hunter's Point Ave.

In close proximity to Bridge Plaza, Pennsylvania R. R. and Long Island R. R. freight Write for Booklet

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HOUSEKEEPING APARTMENTS?

DRIVE through the Park Avenue Gate, about the cool, green, refreshing Italian Garden, upon

apartment group, and you'll realize why 270 Park Avenue is unapproachable—the foremost New York apartment.

14 to 17 Rooms 5 to 6 Baths, \$7,500 to \$15,000

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Real Estate and Insurance. 414 MADISON AVE.

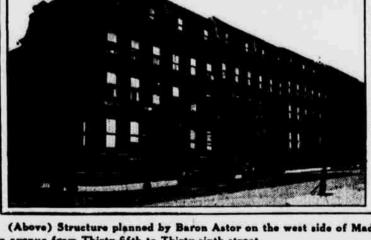
Rooms Spacious, well proportioned, high ceilings, large closets, upon fire-places, private laundries.

Garden Larger than city block, with double driveways; sunny; quiet.

which face the private entrances to each

Restaurant In the Park Arenue Side, under man-agement of Ritz-Carllen Hotel.

Location—In the heart of the city's hotel, club and social activities.



mated at \$1,000,000, according to Peabody, Wilson & Brown, the architects.
The facade is designed in Florentine
style of architecture and will be entirely
of limestone, including balconles, cornices and parapet. The first two stories
and the end pavillons will be rough
stone, with 1½ inch space between the

of the United States Navy; for Herbert A. Weeks. his house on Briarwood Crossing, Cedarhurst, L. I., to Mrs. George I. Malcolm; for Both & Weston, a house on Washington avenue, Cedarhurst, L. I., to Mrs. Philip A. H. Brown; for Mrs. Walter C. Stearns, cottage at Lawrence Hearb, J. L. to Eviley, S. Lawrence Beach, L. I., to Emlen S. Hare; for Edwards Herrick Childs, house on Cedar avenue, Hewlett, L. I., to William C. Breed, and for Mrs. Joseph S. Auerbach, the Baylis house at Hewlett Bay to Beverley R. Robin-

The Payson McL. Merrill Company has leased (furnished) for the summer season for Mrs. Wilfred H. Warner to Mrs. T. Donaldson Sloan her cottage

FINE DWELLING IN NEW HANDS

McKeever Residence at 122 East 65th Street Bought for Occupancy.

The McKeever house at 122 East tractive dwellings in the block between Park and Lexington avenues, has been purchased by a man who will occupy it as soon as possession can be had, which will not be until the lease on the house has expired. The buyer is a

160th street, on plot 66.8x100. The Company, which will improve with a property was held at \$145,000. WEST 149TH STREET-Max and Jacob Price have bought from a client of Goldberg & Kramer the six-story spartment house, on plot 40x100, at 232 and 234 West 149th street. J. Schwartz was the broker.

MOTT STREET-Michael Morris has bought from the Dormond Realty Company the six-story brick tene-ment, on lot 25x99, at 43 Mott street. Jacob Finkelstein & Son were the

SEDGWICK AVENUE-Samuel Cowen

ner Cedar avenue, the Bronx BROOKLYN TRANSACTIONS.

The Artee Realty Corporation has sold the one family semi-detached brick dwellings at 1556 and 1558 Forty-third

ADDS TO RICHMOND REALTY. Moffatt & Schwab have sold the busi ness property 204 Bay street, Tompkins-ville, to George L. Eghert for the estate of Philip Ard. The buyer now owns 75 feet on this street.

JERSEY REALTY DEALS.

is for the Commodore-Biltmore Company, John McE. Bowman president, and will be used to house the cars used by large hotels under the control of Mr. Bowman. Warren & Wetmore, architects, place the cost at 400,000.

FOR HOTEL PATRONS' CARS.

ize his hotels will be watched with interest, as it is an experiment which if successful will without doubt be added to the service provided by other hotel managers. The experiment will cost a lot of money, as the building to be erected is to be large in every respect and far ahead of any garage yet projected. It will be known as the Commodore-Biltmore, named after the two largest of the hotels in the Grand Central section controlled by Mr. Bowland in the section controlled by Mr. Bowland in the first street and Seventh avenue.

The Duross Company.

Cushman & Wakefield have leased a suite of offices in the Vanderbilt Concurse building to the De Waray Aircraft Corporation, and an office in the same building to William S. Moore.

Herbert Hecht & Co. have leased to the Par-Amount Shirt Shops for a term store adjoining the northwest corner of 125th street and Seventh avenue.

The Duross Company.

Central section controlled by Mr. Bowman.

The building will be five stories high
and will cover a site 150 feet front and
200 feet deep, extending from Fortyfourth street through the block to
Forty-third street, between First and
Second avenues.

Second avenues.

An innovation in garage construction will be introduced in this building in the form of ramps such as those used in the Grand Central Station, which will permit cars to move under their own power from the street to the top floor of the building. Cars will enter from one street and will leave the building from the other.

Lack of garage accommodations for the street to the G. J. Banker corporation and basement at 2 West Thirty-third street to the Hotel Resort Corporation for a term at an aggregate rental of \$30,000.

Inck of garage accommodations for visiting motorists led to the idea of operating a garage in connection with a hotel, the hotel patron being given the preference ever the New York city Company and the General Motors resident.

SINGLE TAX IN NEW YORK. Western Official Says Our Is Most Victors. most vicious form of single tax

ever perpetrated on any people in America" is the way New York's tax methods are described by the State Auditor of Ohlo in a setter to the Ad-

1882. The edifice is a large brick build- any other city except Boston, with a cities of Philadelphia, St. Louis, Cleve-land, Baltimore, San Francisco, Cincin-nati and Minneapolis derive about 60

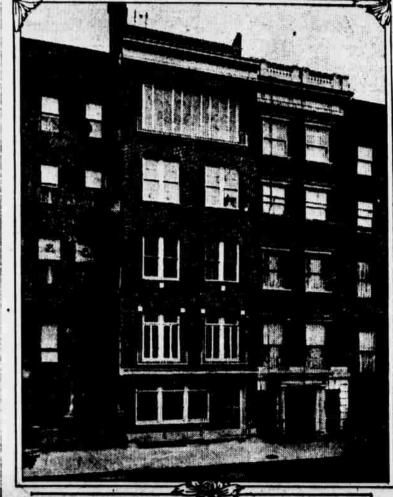
leased for James A. Glover the build-ing at 100 John street through to 19 Platt street to the John Duval Com-FOR HOTEL PATRONS' CARS.

Bowman's Garage on 44th Street to Be a Novel Experiment.

The garage which is to be erected by John McE. Bowman in East Forty-fourth street for the especial accommodation of automobile owners who patronize his hotels will be watched with interest, as it is an experiment which is company.

Good Paying Apartment Made From Old House

The Artes mealty Corporation has which will not be until the lease on the based of the will the past of the Artest mealth of the past of the Artest mealth of the past of the



BUSINESS PROPERTY. BUSINESS PROPERTY FOR SALE OR LEASE 533-537 West 48th St.

Fireproof Warehouse or Factory, 50,000 SQ. FT. STABLE ACCOMMODATION FOR 36 HORSES.

Rent \$17,500 for Duration of War. Rent on Lease \$15,000 Long Term. Price \$185,000. IMMEDIATE POSSESSION-Inspect and See,



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20 LAST 81st ST.,
Bet. Fifth end Madison Ava.
the four story, basement and cellar high shop brownstone Dwelling Size of lot.
10 52102 2 Open for inspection. Caretaker on premises Maps &c. at auctioneers of fices. 155 Broadway.

JEKE JUHNSUN JR. CO. Peal Estate Auctioneers

193 Montague Mt., Brookiyn Tel. Mais 1331. APARTMENTS TO SUBLET. SEVEN rooms and bath, elevator spart-ment, 199 a month. 42 West 9th St., N. Y. C.

FACTORIES EVERYWHERE, THE LORING 20-24 Clinton St. 102 West 74th Se 7 Rooms and Bath

605 West 113th Street, VERSAILLES PALACE.

Large, hight, S-ROOM APARTMENT, mod-ern, elevator, unex-elled service, \$1,550 Joseph Atz, 5 Liberty St. or Supt Joseph Air. 31 Liberty St. or Supt.

115 Til ST ocurner Biverside Drive)—To subjet, beginning May 15, exceptionally desirable corner, elevator apartment; a large cutside rooms. 2 baths, every convenience, shown between 1 and 6, 1142 per month until Oct 1, 21, 800 years after that Telephone Lessee, 45 Morningside, or call Apartment 27, 431 Riverside Drive.

DESIRABLE studio now available near the old brilge fire, unobstructed light, high celling and all living conveniences, Phone Main 245 or call Amanger Popiar St. Studio Building, 61 Fopar St. Brooklyn.

FURNISHED APARTMENTS TO LET. ### Strong of 360 feet and a depth of 738 feet, running to the tracks of the Pennsylvania Railroad.

The tanneries consist of a series of two, three and four story brick build.

**Transal Constant Cons

The tanneries consist of a series of two, three and four story brick buildings. The main building is "L" shaped occupying the entire Freiinghuysen avenue frontage and the north side of the entire property, having a total length of over 1,400 feet.

APARTED—To rent or subject by family of three a new apartment, six to eight rooms, two or three baths, from June first. 22nd to 50th Street, preferably near or on west End Avenue. Address Post office Box 2002, New York.